

HISTORY / BACKGROUND

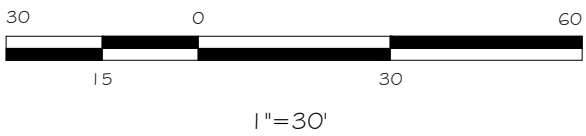
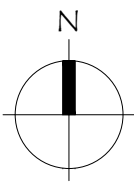
Subject Tract (104) lies in the Los Griegos neighborhood. One of the oldest in Albuquerque, many of its current parcels and traveled ways have been in place for a century or more. Ancient narrow roadways and land parcels without side-walks are common, part of the neighborhood's appeal yet creating challenges to planners in meeting current IDO design standards. The present owner of subject Tract (104) wishes to divide her tract in two to provide a building lot for a friend.

LOT SPLIT
SKETCH PLAT

PROPOSED TRACTS 104A & 104B
BEING A REPLAT OF TRACT 104
M.R.G.C.D. MAP 31

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2022



L1	N 24°37'05" E	26.72
L2	S 19°17'24" W	25.37

C1	L=31.91	R=20.00
C2	L=32.79	R=20.00

NOTES

- 1) The purpose of this Plat is to divide existing Tract 104 into two (2) Tracts 104A and 104B.
- 2) Subject Tract 104 is zoned RA and MX-M.
- 3) Proposed Tract 104B is presently developed having an existing ABCWUA account No. _____ and a property address of 3905 Rio Grande Blvd. N.W., 87107.
- 4) ABCWUA water and sewer service to proposed Tract 104A to be coordinated with ABCWUA.
- 5) A side setback and lot width variance may be required for proposed Tract 104A.
- 6) A Grading & Drainage Plan may be required for proposed Tract 104A.
- 7) Solar Note.

